

## Minutes of Plan Commission Meeting July 19, 2022

**Call to Order** – Mayor Nelson called the meeting of the Commission to order at 5:15 PM.

**Roll Call** – Present were Mayor Nelson, Phil Wedekind, Roy Franzen, Tom Kolb, Barry Hartup, and Matthew Boegner. Jim O’Neill was absent.

Also in attendance were Tom Pinion, Stan Slaney, Max Dvorak, Eric Korthals, Ruth Browning, Dirk Carlson, Kevin Spurgeon, Jennifer Sagissor, Neil Pfaff, Jan Bance, and Seth Miese,

### **Call to Order**

- a. Note compliance with the Open Meeting Law. Mayor Nelson noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Hartup, seconded by Kolb to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Kolb, seconded by Wedekind to approve the minutes of the June 21, 2022 with the correction of the final roll being added to item e. Motion carried unanimously.

**Public Invited to Speak** (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

### **New Business**

- a. Request by Wal-Mart for an amendment to their Conditional Use Permit, which was approved on August 17, 1999 and subsequently amended on June 17, 2008 and again on March 15, 2016, to revise the exterior color scheme of the building and modify the signage, located at 920 USH 136 – Kevin Spurgeon was in attendance representing Wal-Mart. Engineer Pinion presented the background for the request. He stated that the grocery pickup area will be moving to the north end of the building, between the building and detention basin. Spurgeon then presented the current request to the Commission. It was stated that the overall area of the signage will be reduced. Kolb requested that the driveway next to KFC be fixed, it is full of potholes. Kolb moved to approve the Conditional Use Amendment for Wal-Mart as presented. Wedekind seconded the motion. On roll call vote for the motion, Ayes – Wedekind, Franzen, Kolb, Hartup, Boegner, and Nelson. Nay – 0, motion carried 6-0.
- b. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development rezoning process for four-duplex buildings as an 8-unit development project on a 1.1-acre site at 1035 Walnut Street by S & T Sunset Properties, LLC – Pinion said that this is a conceptual review plan, staff has reviewed it and it is basically a concept looking at a 1.1 acre lot that formerly had a single-family home on that was razed and the buyer wish to redevelop the lot with a series of four buildings, each being a duplex. Stormwater design was then discussed. It was stated it is the intent to sell each unit individually as part of a condominium association. It was the consensus of the Commission to move forward with the project.
- c. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development rezoning process for a 33-building, 84-unit development project on a 19.06-acre site on the east side of Waldo Street between Parkside Avenue and Hager Street by KMD Development LLC – Max Dvorak presented the background to the Commission. Pinion said that the developer heard the concerns of the neighbors and attempted to address it. Pinion said that a traffic study was suggested to the developer’s engineer. Consensus of the Commission was favorable.
- d. Review and approve a 2-Lot Certified Survey Map for the Baraboo Surgery Center LLC located in a B-3 Highway Oriented Business zoning district at 1203 8<sup>th</sup> Street, being part of the SE1/4 of the NE1/4 of Section 36, T12N, R6E in the City of Baraboo, Sauk County, Wisconsin – Jennifer Sagissor introduced herself to the Commission. Pinion presented the background for the CSM. Wedekind moved, Kolb seconded to approve the CSM as presented. On roll call vote for the motion, Ayes – Franzen, Kolb, Hartup, Boegner, Nelson, and Wedekind. Nay – 0, motion carried 6-0.

**Adjournment** - It was moved by Hartup, seconded by Kolb to adjourn at 5:41 p.m. Motion carried unanimously.

Rob Nelson  
Mayor